Planning Service

Emma Williamson Interim Assistant Director Planning Service

Mr Joseph Magri
81 Roslyn Road
London
N15 5BJ

Planning Application Reference No. **HGY/2016/1587**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **81 Roslyn Road, N15**

Proposal: **Erection of a rear roof extension, including to the outrigger; erection of a single storey rear wraparound extension; erection of a porch; insertion of sash windows, and other minor alterations.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 16/05/2016 and drawing numbers: 001-01_001 Rev: A; 001-01_002 Rev: A; 001-01_003 Rev: A; 001-01_101 Rev: A; 001-01_102 Rev: A; 001-01_111 Rev: A; 001-01_121 Rev: A; 001-01_201 Rev: A; 001-01_202 Rev: A; 001-01_211 Rev: A; 001-01_212 Rev: A; 001-01_221 Rev: A;

SEE SCHEDULE OF REASONS ATTACHED

11/07/2016

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Head of Development Management
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NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1587

The application shown above has been refused for the following reasons:

1. The proposed single storey rear extension, by reason of its excessive depth, will have an overbearing impact on neighbouring occupiers, detrimental to their amenity and outlook, and therefore contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and DM12 of the Haringey Development Management DPD.

2. The single storey rear extension alongside the dormer extension on the main roof and outrigger, by reason of their scale and site coverage, will represent overdevelopment of the site, detrimental to character and appearance of the host building and terraced row, contrary to policies 7.4 and 7.6 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of the Haringey Development Management DPD.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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